PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This Instrument Prepared By:
ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Robert W. Selig, Jr. and Shelbi Aimonetti 304 Scott Avenue Nashville, Tennessee 37206	New Owner	083 06 0 156.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Athlyn D'Jeannine Cooks,	)	**BK No. 24-02887-RM3-7**
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Athlyn D'Jeannine Cooks, hereby bargain, sell, and convey to Robert W. Selig, Jr. and Shelbi Aimonetti, as joint tenants with right of survivorship, all of my interest in the following-described property located in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of lot numbered "Eleven" on the Original Plan of Brownsville, as of record in Book 21, Page 9, of the Register's Office for Davidson County, Tennessee, described as follow: Beginning at a point in the east margin of Scott Avenue 80 feet of the northeast comer of said Scott Avenue and Locke Street; thence with the easterly margin of Scott Avenue northerly 60 feet to a point; thence easterly and parallel with said Locke Street 200 feet to a point; thence southerly and parallel with said Scott Avenue 60 feet to a point; thence westerly and parallel with said Locke Street, 200 feet to the point of beginning.

Being the same property conveyed to Athlyn D. Green by Warranty Deed dated October 15, 2007 of record in Instrument #20071105-0129967, Register's Office of Davidson County, Tennessee.

Athlyn D'Jeannine Cooks filed a Chapter 7 bankruptcy petition, docket number 3:24-bk-02887, on July 31, 2024. Upon filing, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

Athlyn D. Green and Athlyn D'Jeannine Cooks are one of the same.

Being also known as 304 Scott Avenue, Nashville, Tennessee.

Karen Johnson Davidson County
Batch # 1208791 DEEDWARR
11/27/2024 09:36:46 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20241127-0092798

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Robert Selig and Shelbi Aimonetti, their successors and assigns forever. Grantor conveys said property pursuant to Trustee's Motion to Sell Real Property (*See* Docket Entry 26 in Case 3:24-bk-02887), sent to all creditors and parties in interest on October 17, 2024, and the Order Authorizing Sale of Real Property entered by the Court on November 8, 2024 (*See* Docket Entry 31 in Case 3:24-bk-02887).

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of November, 2024.

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica R. Johnson, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of November, 2024.

Notary Public

My Commission Expires: 05/09/2026

ALYSSA PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 23 day of November, 2024.

Notary Public

My Commission Expires: 05/09/2026

ALYSSA PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON